

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, MAY 23, 2005**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members: Bloomfield, Raser, Sullebarger, Senhauser, and Spraul-Schmidt present. Absent: Chatterjee, Kirk, and Wallace.

### **MINUTES**

The Board unanimously approved the minutes of Monday, April 11, 2005 (motion by Spraul-Schmidt, second by Raser). The Board unanimously approved the minutes of Monday April 25, 2005 meeting (motion by Bloomfield, second by Raser).

### **CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCES FOR 3741 MORRIS PLACE, COLUMBIA-TUSCULUM, HISTORIC DISTRICT**

Staff member Caroline Kellam presented a report on a Certificate of Appropriateness for Gina and Rick Breitbeil to construct new wood privacy fencing. This would replace a 7' lattice fence facing Morris Place and Dunham Street. The purpose of fencing the entire yard is to create a safe environment for their children.

The proposed 6' fence has 18" of wood lattice atop a 4'-6" vertical board lower portion, a pair of scalloped wood gates for auto access face Donham Street. Staff recommended that a solid wood, board on board or a picket style fence and with matching gates would be more appropriate for the district and meet the guidelines for the Columbia Tusculum Historic District. Staff's first choice for the style of fencing would be picket. Ms. Kellam also said that the yard could be unified by a single fence type.

Staff finds it is not in the interest of historic preservation to allow a 6' high wood privacy fence capped with lattice on such a highly visible corner property. Ms. Kellam stated that if the fence were set behind the front wall of the house there would not be a need for a variance.

Mr. Raser wanted to know why the applicant would not want the fence set back. Ms. Breitbeil answered that to save costs, she wished to reuse the existing fence posts that sit at the top of a gentle knoll facing Morris Place. She felt that the fence would look more appropriate where it is now. In reply to Ms. Sullebarger, staff stated that even though the fence on Dunham is for the sideyard, it faces onto a public street. Ms. Breitbeil stated that there are corner lots that have privacy fences, lattice, solid and solid with scallops. The applicant had submitted a signed petition from neighbors stating that they are in support of replacing the existing 7' lattice fence with wood and lattice fence proposed.

Mr. Senhauser agreed with the applicant concerning the appearance of the property and he understood the need for a fence to protect her children. However, he felt that there was not a need according to the guidelines for the Board to grant a zoning variance for the fence at Donham and Morris.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger, second Spraul-Schmidt) with changes to take the followings actions:

1. Find that the proposed fence design does not meet the guidelines for the Columbia Tusculum Historic District for the following reasons:
  - a. The fence design is primarily a solid wood privacy fence, which is discouraged in the guidelines.
  - b. The proposed fence exceeds 36 inches in the front yard.

2. Approve a Certificate of Appropriateness for a 6' high board on board or picket fence painted with no lattice on the western (Donham Street) side and the rear (south and east) yards with the condition that an acceptable fence design and gate to match the fence with a site plan be submitted to the Urban Conservator prior to issuing a Certificate of Appropriateness.
3. Deny a Certificate of Appropriateness and the zoning variance for the front yard fence finding that it is not in the interest of historic conservation to grant the variances for a fence design that does not meet the historic guidelines.
4. Encourage the applicant to present a uniform fence design for the entire property and set back the front yard fence behind the front corner of the house (not the porch) which could be 6' high because it would be in the side yard.

**HISTORIC DESIGNATION OF THE WOODBURN AVENUE NEIGHBORHOOD  
BUSINESS DISTRICT (NBD) HISTORIC DISTRICT, EAST WALNUT HILLS**

Staff member Adrienne Cowden presented a report on the historic designation of the Woodburn Avenue NBD Historic District. Based on a request from the East Walnut Hills Assembly and on the direction of the Board, staff began a designation study of the De Sales Corner area in East Walnut Hills and set up public meetings with the community. The neighborhood sought the designation of a historic district to aid in balancing its future goals for economic growth, good new design and historic preservation. The community held meetings to discuss the proposed district boundaries and conservation guidelines. The East Walnut Hills Assembly and Business Association voted unanimously at its May 4, 2005 meeting to approve the proposed district boundary and guidelines for the historic designation. Ms. Cowden indicated Mr. Edwin Pfetzing was present to answer questions from the Board.

Ms. Sullebarger had stated that the guidelines appeared similar to those adopted for the Mohawk-Bellevue NBD Historic District. Mr. Forwood indicated staff utilized the Mohawk-Bellevue guidelines as a basis for the Woodburn Avenue NBD and incorporated modifications to better address Woodburn Avenue NBD's specific characteristics and conditions.

In response to questions from the Board, Ms. Cowden discussed the automobile-related buildings in the area and impact of the automobile on the district and suburban communities, city and nation-wide. Ms. Spraul-Schmidt suggested adding a paragraph on the development of apartment buildings in the late nineteenth century and the change in social mores their construction represented in Cincinnati and the nation.

Mr. Tom Slanker, 2600 Woodburn Avenue stated he had purchased two buildings in the district and wanted to know why they were not included in the Historic Designation. Ms. Cowden indicated the buildings did not fit within the district's historic context.

Mr. Kreider inquired why the district boundary did not span Moorman Avenue to cover the area between Woodburn Avenue and the Cleinview Hackberry Historic District. Ms. Cowden replied that due to demolition and new construction Moorman Avenue does not possess the feeling of time, place and setting exhibited by the historic district.

Mr. Senhauser stated that the area would be better suited as an extension of the Cleinview Hackberry Historic District. Upon further discussion, Mr. Kreider agreed with this assessment.

**BOARD ACTION:** The Board voted unanimously (motion by Sullebarger, second Raser) to recommend to the City Planning Commission and to City Council the designation of the Woodburn Avenue NBD Historic District, as described in the “Woodburn Avenue NBD Historic District Designation Report” and platted on the accompanying map, including the adoption of the “Woodburn Avenue NBD Historic District Conservation Guidelines.”

**ADJOURN**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser, Chairman

Date: \_\_\_\_\_